

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE: : CHAPTER 7
: :
MARQUITIS JUJUAN KELLY, : CASE NO. 16-53803-JWC
: :
Debtor. : :

REPORT OF SALE

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On or about September 6, 2019, the Trustee sold real property of the estate known as 2181 Ann Lane, Lithia Springs, GA 30122 (“**Property**”) to Alfredo Cruz Pena (“**Purchaser**”) for \$215,000.00 as ordered and approved by the Court on August 30, 2019 [Doc. No. 118].

2.

Attached hereto as Exhibit “A” is the Seller’s Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchaser and has received net funds of \$33,057.52 from the sale.

Respectfully submitted this 9th day of September, 2019.

/s

S. Gregory Hays
Chapter 7 Trustee

Hays Financial Consulting, LLC
2964 Peachtree Road, N.W., Suite 555
Atlanta, Georgia 30305
(404) 926-0060
ghays@haysconsulting.net

Exhibit "A"

Seller's Settlement Statement



CAMPBELL & BRANNON
ATTORNEYS AT LAW

Settlement Date: 09/06/2019
Disbursement Date: 09/06/2019
Settlement Location: 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342
File Number:
Lender: Broker Solutions Inc. dba New American Funding And or It's Warehouse Lender
Loan Type: Conventional Insured
Borrower: Alfredo Cruz Pena
2424 Kilpatrick Place
Dumfries, VA 22026
Seller: S. Gregory Hays, as and only as Trustee in Bankruptcy for the Estate of Marquitis Jujuan Kelly
2964 Peachtree Road, NW
Suite 555
Atlanta, GA 30305
Property location: 2181 Ann Lane
Lithia Springs, GA 30122
Tax Parcel No: 08491820013

	Seller	
	Debit	Credit
Financial Consideration		
Sale Price of Property		215,000.00
Seller Credit	6,000.00	
Prorations/Adjustments		
Prorated HOA Dues \$200/yr 09/06/19 - 12/31/19		64.11
County Taxes (\$2675.85) 01/01/19 - 09/06/19		1,818.11
Commissions		
Commission- Listing Agent to Atlanta Communities		6,450.00
Commission- Selling Agent to Palmerhouse Properties		6,450.00
Payoffs		
Payoff of First Mortgage Loan to PHH Mortgage Services		137,993.86
HOA Charges		
HOA Balance to Cedar Terrace Homeowners Association		1,794.62
Miscellaneous Debits/Credits		
Debtor's Homestead Exemption to Marquitis J. Kelly-Brown		21,500.00
Subtotals	182,006.59	215,064.11
Balance Due TO Seller		33,057.52

CERTIFICATE OF SERVICE

I hereby certify that I am over the age of 18 and that on this day I served a copy of the foregoing *REPORT OF SALE* by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated:

Office of the United States Trustee
362 Richard B. Russell Building
75 Ted Turner Drive, SW
Atlanta, GA 30303

Marquitis Jujuan Kelly
PO Box 7065
Hampton, VA 23666

Lorena Lee Saedi
Saedi Law Group, LLC
Suite 103
3006 Clairmont Road
Atlanta, GA 30329

Dated: September 9, 2019.

/s
S. Gregory Hays
Chapter 7 Trustee

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Atlanta, Georgia 30305
(404) 926-0060
ghays@haysconsulting.net